

WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
May 23, 2006

The Wethersfield Historic District Commission held a Public Hearing on May 23, 2006 in the Town Council Conference Room at the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Susan O'Brien, Chairperson
Douglas Ovia, Vice Chairperson (arrived at 8:39PM)
Jennifer Wolf, Clerk (arrived at 8:32PM)
Robert Garrey
Vacek Miglus
Eric Hart, Alternate
Gary McLeod, Alternate

Members Absent:

Bette Botticello, Alternate

Also Present:

Commissioner O'Brien, Chairperson, called the meeting to order at 7:32PM, and read the opening comments. Commissioner Garrey, Acting Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on May 12, 2006.

APPLICATION NO. 3397-06. Larry Powers seeking to construct an addition, replace the existing garage with a new garage and to use Tan colored shingles on the house and garage at 126 Main Street.

Larry Powers of 126 Main Street appeared before the commission. Commissioner Miglus recused himself from the discussion of this application.

Plans for the garage were provided to the commissioners. The proposed garage will be 26' X 26' and will have pine planks. The windows will be 12-light, single pane, true divided light. The windows will slide on an interior track. The proposed door is wood with wrought iron hinges. The roof will be asphalt shingles. Samples of shingles were provided, and the applicant indicated his preference for color.

The house currently has a shed addition. The proposed addition will extend 4' from the current addition. The roofline is the only part of the addition that is visible. There will be a walkout porch with railings. The railings may be visible as well. The railings will be made of wood, or a composite. The applicant prefers to use a composite. The ballisters will be square. The post caps will be square as well. Commissioner O'Brien stated the addition is not a period structure. She explained that the extent to which it is visible determines the amount of jurisdiction the commission has over it.

The windows on the addition are wood with 12/12 true divided lights on the first floor. The second floor windows will be either 12/12 or 12/8, depending on the available space. The door will be 6-panel wood.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3392-06. Nelson & Kristen Baltazar seeking to construct an addition at 64 Old Pewter Lane.

Kristen and Nelson Baltazar of 64 Old Pewter Lane appeared before the commission. Also appearing was Jeff Freeland of Freeland Brothers Construction, 84 South Burritt Street, New Britain. He is the contractor on the project. Elevations were provided.

The proposed addition is 12' X 20'. The windows will be vinyl clad with plastic snap-in grills, which match the existing windows. The existing windows are double-hung. The applicants prefer to install casement windows so that the addition will read more like an addition. Siding and trim will match the existing.

Mr. Freeland explained how the outside of the foundation of the addition would be covered. Commissioner Miglus asked whether consideration had been given to using cement board and stucco in order to replicate the look of the existing foundation. The applicants indicated that they would consider the suggestion.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application. Letters of support for the project were provided by the applicants and read into the record. The letters were from Jerome and Ann Marie Stavola of 58 Old Pewter Lane, Brian and Amy Pierz of 35 Foote Path Lane, and Carolynne Weidler of 61 Old Pewter Lane.

Ms. Baltazar mentioned that the central air conditioning unit is also being moved and will be placed under the bathroom window at the other side of the house. She explained that there was no other place near the house to place the unit.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3393-06. Michael & Kim Joyce seeking to install replacement windows at 13 Avalon Place.

Kim and Nelson Joyce of 13 Avalon Place appeared before the commission. Also appearing was John Anglis of Carefree Products, 152 Simsbury Lane, Avon.

The proposed windows are vinyl replacement. A sample of the window was displayed. The proposed windows will be 6/6 with the grills between the glass. The current windows are wood with aluminum storm windows. Brick mold made of PVC coated aluminum is available.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3394-06. Peter M. Alessi seeking to install vinyl siding, gutters and drain pipes, replacement windows, rebuild front porch, install new exterior doors and install new rails and stairs on rear deck at 36 State Street.

Holly and Peter Alessi of 36 State Street appeared before the commission. Their home has been tested for lead. Because they have a child living in the home, they have been advised that the lead must be removed within 90 days.

The proposed windows are aluminum clad, Harvey Majesty, with 8/1 lights. All windows on the front porch will be replaced with these windows as well.

A galvanized steel door will be installed on the inside of the porch. The door will be a 6-panel door.

Vinyl siding is being proposed. The vinyl siding will be used to seal the current lead paint. The person who tested for lead suggested this method of addressing the lead. Trim and soffets will be vinyl to match. Commissioner O'Brien stated that the lead paint on the house can also be addressed by painting the house. Ms. Alessi indicated that using vinyl siding instead saves \$4000 of the grant dollars they will be receiving to make the renovations on their home.

The current siding is 7" exposure with mitered corners. The proposed siding is 4" exposure. Mr. Alessi indicated that he suggested to the contractor that a 6" or 8" exposure be used instead, but he is not sure whether mitered corners will be used. Commissioner Miglus asked how the soffets would be constructed. The applicants indicated they were not sure, but could check with the contractor. However, it could be several days before they receive a response from him.

The railings on the back porch will be changed to bring it up to code. The rest of the porch will not be changed. The back stairs will be replaced like for like.

A letter from Bonnie Therrien, Town Manager, dated May 22, 2006 was read into the record. Ms. Therrien asked that the proposal for installing vinyl siding be approved in order to save on grant funds.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application. Lucinda Hughes of 14 Meggat Park appeared before the commission and spoke in favor of the application.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3395-06. Rick Garofalo seeking to remove existing back porch and construct an addition, restore siding to original clapboards and add an enclosed front porch entrance at 6 Avalon Place.

Rick Garofalo of 6 Avalon Place appeared before the commission. He explained that he currently has a porch on the back of the house that was built on a slab. He would like to remove the porch and build 2-story addition. Elevations were provided.

The current siding on the house is vinyl. The proposal includes removing that siding and replacing it with clapboard with 6" exposure. The same siding will be used on the house and on the new addition. The roof on the addition will match the roof on the house.

The proposed front porch will go out about 4'10". The front door will be wood. The columns will be wrapped in clapboard. The applicant had not decided on the underside of the roof, but thought he might like to have B board installed. Commissioner Wolf suggested he chose a design for now and return for an amendment if he changes his mind.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application. Michael Joyce of 13 Avalon Place appeared before the commission and spoke in favor of the application.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3396-06. Steven Andrea seeking to replace double hung window with a patio door to the deck at 430 Main Street.

Steven Andrea of 430 Main Street appeared before the commission. Photographs were provided. Mr. Andrea stated there is a limited view of the proposed door that will be removed. Commissioner Wolf agreed.

The applicant explained that there is currently a double hung window that will be removed and replaced with a patio door. In a few years an addition may be added. The proposed door will be Lincoln simulated divided light, aluminum clad. The door is paneled so that it looks more like a door than a sliding door.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3389-06. Janusz Klin seeking to erect a 10' X 20' breezeway addition with carport at 39 Alison Lane (Tabled from May 9, 2006).

Janusz Klin of 90 Wynding Brook Drive in Rocky Hill appeared before the commission. Commissioner Miglus reiterated that the commissioners had several questions after the previous public hearing and had asked Robert Cook to discuss them with the applicant. Mr. Klin indicated that Mr. Cook had not contacted him. Commissioner O'Brien recalled that one of the questions involved the roofline. She stated the commission felt the roofline was awkward. Commissioner O'vian stated that there was also a concern about future use and/or modifications of the space.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3391-06. David Santoro seeking to install a new steel garage door at 187 Church Street (Tabled from May 9, 2006).

Dave Santoro of 187 Church Street appeared before the commission. Commissioner O'Brien indicated that he commission had a question about the size of the door. Mr. Santoro displayed a sample of one of the panels. The door will have four panels across and five down. The final size of the door will be 9" x 8 1/2".

Commissioner Ovian asked whether the proposed door was also available in a flat panel. He stated he could not find a door with flat panels, although he did find a steel door made with one flat panel. However, he felt that design looked too commercial. Commissioner Ovian stated he thought the style of the house called for a flat-panel garage door.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application. Lucinda Hughes of 14 Meggat Park appeared before the commission to speak in favor of the application. Billye Logan of 318 Hartford Avenue also appeared before the commission to speak in favor of the application.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3375-06. Ellen Eastwood seeking to install replacement windows at 14 Garden Street (Tabled from April 11, 2006, April 25, 2006 & May 9, 2006).

A letter from the applicant dated May 19, 2006 was read into the record. Ms. Eastwood's letter stated that she had decided to withdraw her application.

APPLICATION NO. 3298-05. John & Billye Logan seeking to amend the approved Certificate of Appropriateness to change the type of gutter guard at 318 Hartford Avenue.

Billye Logan of 318 Hartford Avenue appeared before the commission. She advised that she currently has approval to install a rounded gutter helmet, but she is having problems with the manufacturer. She may want to change the style of the gutter guard to a flat insert gutter guard, and wants to ensure an alternate style will be acceptable.

A sample of the proposed guard was displayed. Ms. Logan indicated that the gutter guard will be K-style and painted beige to match the trim on the house.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

Upon motion by Commissioner Ovian seconded by Commissioner Garrey and a poll of the Commission, it was voted to close the public hearing on discussed applications and to open the public meeting on those applications.

Aye: Garrey, Miglus, O'Brien, Ovian, Wolf

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC MEETING
May 23, 2006**

APPLICATION NO. 3397-06. Larry Powers seeking to construct an addition, replace the existing garage with a new garage and to use Tan colored shingles on the house and garage at 126 Main Street.

Upon motion by Commissioner Hart, seconded by Commissioner Garrey and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

- The second floor windows shall be 12/12 single pane divided light.
- Railings shall be made of wood.

- The door shall be a 6-panel wood door.

Discussion

Commissioner O'Brien indicated that she felt a site visit was necessary in order to visualize the addition. Commissioner McLeod agreed. However, Commissioner Garrey indicated that the change is dramatic, but the visibility is limited, with the exception of perhaps the top and the railing. Commissioner Hart indicated that the addition is being built to appear as an addition.

Aye: Garrey, Hart Nay: McLeod, O'Brien Abst: Miglus, Ovian, Wolf

Upon motion by Commissioner O'Brien, seconded by Commissioner McLeod and a poll of the Commission, it was voted to TABLE the application.

Aye: Hart, McLeod, O'Brien Nay: Garrey Abst: Miglus, Ovian, Wolf

A site visit was scheduled for Saturday, June 3, 2006 at 9:15AM.

APPLICATION NO. 3392-06. Nelson & Kristen Baltazar seeking to construct an addition at 64 Old Pewter Lane.

Upon motion by Commissioner Miglus, seconded by Commissioner Garrey and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

- The windows shall match existing in style and brand, but shall be casement as drawn.
- All overhangs, siding, and trim shall match existing on the house.
- There shall be parged cement board used below the framing.

Discussion

Commissioner Miglus indicated that the proposed addition is appropriate for the house and will have minimal impact on the district. Commissioner O'Brien and Garrey agreed.

Aye: Garrey, Hart, McLeod, Miglus, O'Brien Abst: Ovian, Wolf

APPLICATION NO. 3393-06. Michael & Kim Joyce seeking to install replacement windows at 13 Avalon Place.

Upon motion by Commissioner Miglus, seconded by Commissioner Garrey and a poll of the Commission, it was voted to DENY the application.

Discussion

Commissioner Miglus indicated that the proposed windows do not do an adequate job of replicating the existing. If the windows have to be replaced, there are other windows that do a better job replicating the existing windows. Commissioner Garrey indicated that no matter how well the proposed vinyl window replicates the aluminum windows on the house, the muntins in between the glass is not an appropriate replacement for the existing windows.

Aye: Garrey, Hart, McLeod, Miglus, O'Brien Abst: Ovian, Wolf

APPLICATION NO. 3394-06. Peter M. Alessi seeking to install vinyl siding, gutters and drain pipes, replacement windows, rebuild front porch, install new exterior doors and install new rails and stairs on rear deck at 36 State Street.

Upon motion by Commissioner Miglus, seconded by Commissioner Garrey and a poll of the Commission, it was voted to TABLE the application.

Discussion

Commissioner Miglus stated he was not comfortable with the information provided during the public hearing. He stated that there were questions regarding the installation of the siding that could not be answered.

Aye: Garrey, Hart, McLeod, Miglus, Ovian Abst: O'Brien, Wolf

A site visit, that will include the contractor, will be scheduled. Ms. Alessi expressed some concern that the contractor may not attend the site visit. Commissioner O'Brien stated that Bonnie Therrien would be contacted to help facilitate the meeting if necessary.

APPLICATION NO. 3395-06. Rick Garofalo seeking to remove existing back porch and construct an addition, restore siding to original clapboards and add an enclosed front porch entrance at 6 Avalon Place.

Upon motion by Commissioner Miglus, seconded by Commissioner Garrey and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

- All siding shall be 6" exposure wood siding.
- The trim around the windows shall be 4" flat trim with sills.
- Roofing shall match the existing front of the house.
- Elliptical ceiling above front porch shall be covered with B board.

Discussion

Commissioner Garrey asked why 6" exposure was specified. He asked whether it would be better to merely specify that the siding should match the original siding. Commissioner Miglus explained that there are questions as to what the original siding was and what is under the current aluminum siding.

Aye: Garrey, Hart, Miglus, Ovian, Wolf Abst: O'Brien

APPLICATION NO. 3396-06. Steven Andrea seeking to replace double hung window with a patio door to the deck at 430 Main Street.

Upon motion by Commissioner Miglus, seconded by Commissioner Ovian and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Miglus indicated that the door is not visible from the public way, and has minimal impact on the building and district.

Aye: Garrey, McLeod, Miglus, Ovian, Wolf Abst: O'Brien

APPLICATION NO. 3389-06. Janusz Klin seeking to erect a 10' X 20' breezeway addition with carport at 39 Alison Lane (Tabled from May 9, 2006).

Upon motion by Commissioner Miglus, seconded by Commissioner Garrey and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Miglus stated that the house is the last house on a cul-de-sac. The proposed project is less than desirable, but has limited visibility and minimal impact on the district. Commissioner Garrey agreed.

Aye: Garrey, Hart, McLeod, Miglus Nay: Ovian Abst: O'Brien, Wolf

APPLICATION NO. 3391-06. David Santoro seeking to install a new steel garage door at 187 Church Street (Tabled from May 9, 2006).

Upon motion by Commissioner Miglus, seconded by Commissioner Garrey and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Ovian indicated that a flat-pane door would be more appropriate for the building. Commissioner Miglus felt a flat-panel door would read very industrial and would have no texture. The new door needs texture in order to create visual interest.

Aye: Garrey, McLeod, Miglus Nay: Hart, Ovian Abst: O'Brien, Wolf

APPLICATION NO. 3298-05. John & Billye Logan seeking to amend the approved Certificate of Appropriateness to change the type of gutter guard at 318 Hartford Avenue.

Upon motion by Commissioner Ovian, seconded by Commissioner Garrey and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Aye: Garrey, McLeod, Miglus, Ovian, Wolf Abst: O'Brien

APPROVAL OF MINUTES OF: [May 9, 2006](#)

Upon motion by Commissioner Ovian the minutes were approved without objection.

OTHER BUSINESS

Public comments on general matters of the Historic District

David Santoro indicated that he had had some difficulty getting in touch with Robert Cook to discuss his application and asked when Mr. Cook was available. He was advised that Mr. Cook had been out of the office, but is generally available to discuss the commission's votes after noon on the day following the vote.

Michael Joyce advised the commission that he needs additional information about some other projects he is considering. He was advised to contact Mr. Cook for additional information. Mr. Cook may suggest a pre-application meeting. Mr. Joyce also asked where he could get information on the commission's past decisions. He was advised to contact someone in the Building Department for information on the commission's past decisions.

Report of the Historic District Coordinator

None.

CORRESPONDENCE

Commissioner O'Brien stated that Bonnie Therrien has asked whether someone from the HDC could act as a liaison for the Preserve America Grant. Commissioners Garrey and Hart volunteered.

ADJOURNMENT

Upon motion by Commissioner Ovian and seconded by Commissioner Wolf and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 10:05PM.

Aye: Garrey, Miglus, O'Brien, Ovian, Wolf

Respectfully Submitted
TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Jennifer Wolf
Clerk